

WARRANTY DEED VICKI SMITH 747 TALLEY OLIVE BRANCH MS 38654 PH 662-495 3348 MH 662 495 4974	STATE OF TENNESSEE COUNTY OF DeSoto THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$150,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th Day of May, 2005 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
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THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc. Kristen Markin, 8245 Cordova Road Ste 100 A Cordova, TN 38018 9019690077

WARRANTY DEED					
ADDRESS NEW OWNER(S) AS FOLLOWS: Alvin G. Damron and Alice N. Damron		SEND TAX BILLS TO: Flagstar Bank, FSB		MAP-PARCEL NUMBERS	
(NAME) 662-895-3298 6123 English Ivy North 901-325-4840		(NAME) 5151 Corporate Drive			
(ADDRESS) Olive Branch, MS 38654		(ADDRESS) Troy, MI 48098-2639		1069 3005.0 00065.00	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vicki L. Smith, Administratrix of the Estate of Claudia W. McDaniel, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Alvin G. Damron and Alice N. Damron, husband and wife hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DeSoto County, State of Mississippi, described as follows, to-wit:

Lot 65, Section A, Ivy Trails Subdivision, in Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Page 26, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Property Address: 6123 English Ivy North, Olive Branch, MS 38654

Being the same property conveyed to Claudia W. McDaniel, a single person, by Warranty Deed, from Quinn O. Houston dba Houston Investments, dated 5/31/2000, filed in Book 0374, Page 0052, said Chancery Clerk's Office.

Also being the same property conveyed to Vicki L. Smith, Administratrix of the Estate of Claudia W. McDaniel by Order Determining Heirship, dated 11/4/02, filed in Cause No. 02-9-1297, in the Chancery Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ()
improved(X) property, known as 6123 English Ivy North Olive Branch MS 38654
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th Day of May, 2005.

Vicki L. Smith Administratrix of the
Estate of Claudia W. McDaniel

STATE OF TENNESSEE)

COUNTY OF ~~DeSoto~~)
 SHelby

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Before me, the undersigned Notary Public, personally appeared Vicki L. Smith, Administratrix of the Estate of Claudia W. McDaniel, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th Day of May, 2005.



NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

